

## **College Grove Village Vision Statement**

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The College Grove Village will be a cohesive, mixed-use, pedestrian-friendly community that will retain its unique, small-town character and rural quality of life for the benefit of both the citizens of College Grove and Williamson County. The many characteristics that make College Grove special, including its historic, architectural, and natural resources, will be preserved and enhanced. New development will be guided in such a way as to complement the Village's strong identity and sense of place. College Grove's heritage as a rural crossroads community will be maintained by encouraging a range of residential, recreational, agricultural and small-scale commercial uses. Infrastructure improvements will be pursued as a means to address current problems and limitations, as well as to support compatible new development that is consistent with this Vision.

## Land Use Goals and Objectives

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***Goal A: New development should respect and enhance the Village's small town atmosphere.***

- Tailor new development standards to ensure compatibility with the scale and character of the Village.
- Promote infill and adaptive reuse of the current building stock as a first choice for new development.
- New residential development will respect and enhance the existing character of the Village.

***Goal B: Encourage a variety of complementary land uses, while reinforcing the historical development pattern of the Village.***

- Develop standards that ensure new uses will be compatible with those uses already in the Village.
- Establish development standards that preserve the character of the existing residential areas.
- Strengthen the Village by continuing the historic land use pattern of a historical, pedestrian-oriented downtown/commercial center with a surrounding mix of residential and agricultural uses.

***Goal C: Encourage the preservation of open space and agricultural uses, which contribute to the Village's rural quality of life.***

- New development standards will be created to allow for a variety of agricultural and agritourism uses.
- Reestablish a compact downtown core to conserve open space in the outlying areas of the Village.
- New development standards shall incorporate provisions for the protection of natural resources.
- New development standards will require the preservation of open space with new development within the Village.

***Goal D: Discourage land uses that are inconsistent with the character of the Village.***

- Protect neighborhoods from adverse impacts of both new and redevelopment.
- Prohibit uses such as big-box and heavy industrial, which would be inconsistent the current and historical character of the Village.
- Promote land uses that meet the needs of the immediate surrounding community.

## **Design/Character Goals and Objectives**

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***Goal A: Preserve and enhance the Village's small town charm and rural character.***

- Consider the development of an association that would promote the cooperation between citizens and the business community. The organization could work towards initiatives such as coordination in property upkeep, streetscape design, and landscaping.
- The community should pursue a visually cohesive Village through consistency of design. Elements to be included are sidewalks, street lamps, signage, landscaping, and street furniture, so that a distinct character/identity is recognized throughout the Village.
- Identify gateway entrances into the Village and enhance their visual stock through signage and landscaping.

***Goal B: New development will be consistent in appearance, size, and scale with the established character and identity of the Village.***

- Develop standards to ensure compatibility with the current and historical size, scale and form that exists within the Village.
- Provide a physical development guide for property owners, developers, and local decision makers.

***Goal C: Encourage the protection of the Village's historic, cultural, and natural resources.***

- Establish new development standards that prevent the adverse impact on natural resources.
- New development standards should include criteria for natural resource protection, while also promoting environmentally-friendly development practices.

## **Infrastructure/Transportation Goals and Objectives**

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***Goal A: Encourage an interconnected transportation network that is friendly to a variety of transportation modes.***

- Improve safety and user/pedestrian friendliness in the downtown through streetscape improvements, traffic calming design, and a reduction in speed limits.
- Pursue the development pedestrian and bike amenities, such as sidewalks, lanes, and trails.
- Minimize conflicts among auto, bicycle, and pedestrian users for a safe traffic circulation throughout the Village.

***Goal B: Explore infrastructure improvements as a means to address current problems and limitations, as well as to support compatible new development that is consistent with this Vision.***

- Consider the creation of a non-traditional wastewater treatment and disposal system to retrofit existing septic systems and to accommodate new development consistent with this Plan.
- Engage in discussions with the water utility provider to explore ways to improve the water supply.
- Pursue the opportunities for future enhancement of recreational, cultural, civic, and intellectual facilities within the Village.